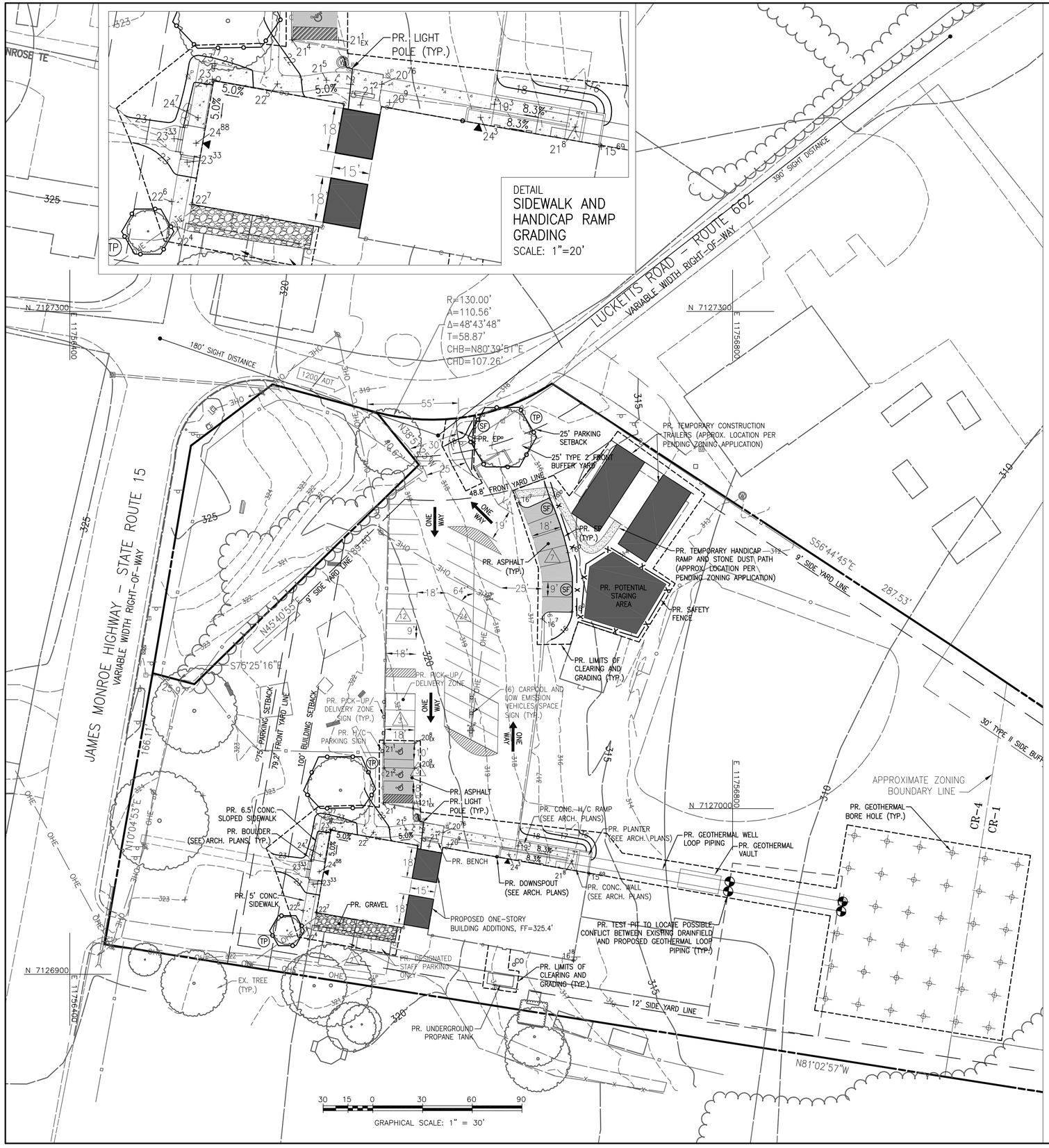


STORMWATER MANAGEMENT AND ADEQUATE OUTFALL NARRATIVE

STORMWATER RUNOFF FROM THE EXISTING PARKING LOT AND BUILDING DRAIN VIA SHEET FLOW TO THE REAR OF THE PROPERTY WHERE THE DRAINAGE ENTERS A SWALE THAT DRAINS APPROXIMATELY 1,100 LINEAR FEET TO THE SOUTH MINOR FLOODPLAIN. THE DRAINAGE TRAVERSES APPROXIMATELY 2,100 LINEAR FEET TO REACH MAJOR FLOODPLAIN.

THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION DO NOT PROPOSE ANY INCREASE IN 2-YEAR DISCHARGE AND THEREFORE THE PROJECT MEETS ADEQUATE OUTFALL REQUIREMENTS SET FORTH IN FACILITIES STANDARDS MANUAL SECTION 5.230.A.1.E. (THERE IS NO INCREASE IN PEAK RUNOFF RATE FOR THE 2-YEAR FREQUENCY STORM FOR NATURAL RECEIVING CHANNELS AT THE POINT OF DISCHARGE AFTER DEVELOPMENT). THE PROPOSED SITE IMPROVEMENTS ARE LIMITED TO 0.04 ACRES OF NEW IMPERVIOUSNESS, WHICH INCLUDES PROPOSED ASPHALT FOR SEVEN (7) NEW PARKING SPACES AND WIDENING THE SITE ENTRANCE, AND AN EXPANDED HANDICAP RAMP AND SIDEWALK. CALCULATIONS FOR C-VALUES FOR PRE- AND POST-DEVELOPMENT CONDITIONS ARE PROVIDED BELOW TO DEMONSTRATE THAT THERE IS NO INCREASE IN THE 2-YEAR DISCHARGE.

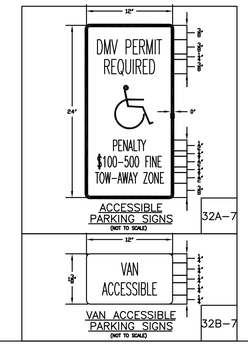
EXISTING C-VALUE CALCULATION: ((0.71 AC X 0.90)+(4.08 AC X 0.30))/4.79 AC = 0.39
PROPOSED C-VALUE CALCULATION: ((0.75 AC X 0.90)+(4.04 AC X 0.30))/4.79 AC = 0.39

BEST MANAGEMENT PRACTICES NARRATIVE

PER FACILITIES STANDARDS MANUAL SECTION 5.320.C.1., LAND DEVELOPMENT PROJECTS THAT DISTURB LESS THAN ONE (1) ACRE OF LAND ARE EXCLUDED FROM PROVIDING BEST MANAGEMENT PRACTICES. SINCE THE IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION DO NOT PROPOSE DISTURBANCE GREATER THAN ONE (1) ACRE, BMP REQUIREMENTS ARE EXCLUDED.

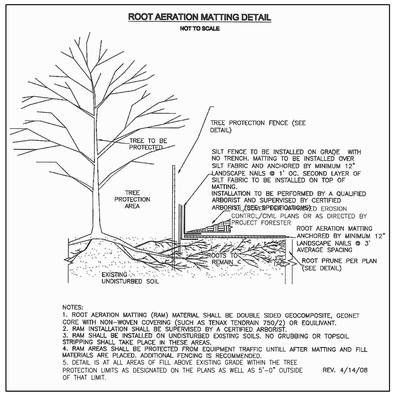
EROSION AND SEDIMENT CONTROL NARRATIVE

THIS PROJECT WILL DISTURB APPROXIMATELY 8,250 SQUARE FEET, THEREFORE WILL NOT REQUIRE A GRADING PERMIT BECAUSE DISTURBANCE IS LESS THAN 10.000 SQUARE FEET. EROSION AND SEDIMENT CONTROLS WILL BE IMPLEMENTED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROLS HANDBOOK. ALL DISTURBED AREAS WILL BE PERMANENTLY STABILIZED ONCE THEY HAVE BEEN BROUGHT TO FINAL GRADE.

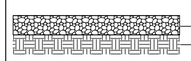


EROSION AND SEDIMENT CONTROL LEGEND

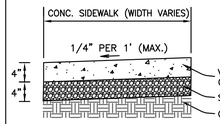
NO.	KEY	SYMBOL	DESCRIPTION
3.05	SF	X—X—X	SILT FENCE
3.38	TP	O—O—O	TREE PROTECTION



TYPICAL SECTION
ON-SITE GRAVEL
(NOT TO SCALE)

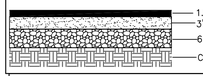


TYPICAL SECTION
CONCRETE SIDEWALK
(NOT TO SCALE)

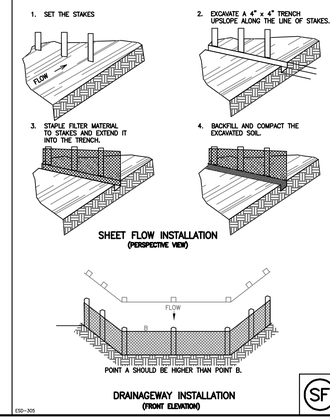


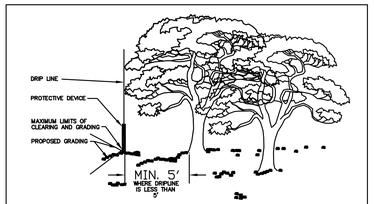
* SIDEWALKS LONGITUDINAL SLOPE SHALL BE CONSISTANT WITH ADJACENT ROADWAY

TYPICAL SECTION
ON-SITE PAVEMENT
(NOT TO SCALE)



SILT FENCE INSTALLATION

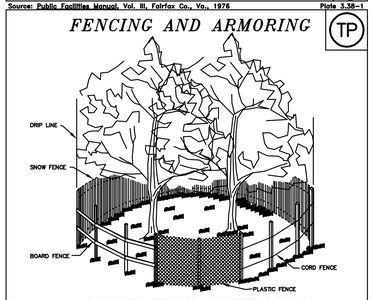




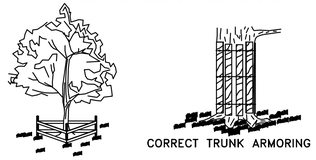
CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

Source: Public Facilities Manual, Vol. III, Fairfax Co., Va., 1978 — Plate 3.38-1

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE — CORRECT TRUNK ARMORING

Source: Va. DSCW — Plate 3.38-2

ARCHITECT

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203-866-4626 tel

REVISIONS

1
2
3
4
5
DATE

DRAWING TITLE

Site Details & Site, Grading and Erosion & Sediment Control Plan

DRAWING INFORMATION

August 4, 2010	
DATE OF ISSUE	
Addendum #1	
DESCRIPTION	
As Shown	WHGA
SCALE	DRAWN BY
2854.00	luckets.rvt
PROJECT #	FILE NAME

DRAWING NUMBER

C003

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